



52 Madden Road, Devonport, Plymouth, Devon, PL1 4NE



# Price £260,000



52 Madden Road is a two-bedroom apartment, within the sympathetic conversion of one of the City's historic landmarks, Raglan Gatehouse. The apartment is accessed via the impressive, main entrance portico of the original building which leads into a private hallway giving access to the contemporary living accommodation and a double bedroom on the ground floor. The living room is a light and airy space, with large character windows looking out to the rear of the building. The bedroom on the ground floor has an ensuite bathroom and large character windows looking out towards the front of the building. A staircase in the entrance lobby gives access to the first floor where there is a further double bedroom, with bathroom and dressing room / study. The property has the benefit of air source heat pump fuelled underfloor heating, PV panels and comes with an allocated parking space and a new home warranty.

The Raglan Gatehouse development is situated within the increasingly popular area of Devonport, an area which has undergone huge regeneration over the last decade or so and includes thousands of new homes. Its proximity to the waterside, extensive refurbishment to the nearby Market Hall and the local church (now a well-used library and community hub as well as substantial reinvestment into the nearby Devonport Park and the Devonport Guildhall all adds to the eclectic appeal of Devonport as a place to live and invest. The area is situated close to HM Naval Base Devonport and the Babcock Royal Dockyard (an impressive 650-acre site and a major employer within the Plymouth area) and it benefits from great transport links into Plymouth City Centre and the wider area. Torpoint ferry is a short walk away giving direct access to southeast Cornwall and the beautiful Rame Peninsula.

Raglan Barracks Gatehouse, also referred to as Raglan Guardhouse or Raglan Main Gateway was the main gateway into Raglan Barracks and is the only part of the barracks remaining. This striking military building, in the heart of the recently regenerated area of Devonport, was built between 1853 and 1858 during the time of the Crimean War and was named after one of the Allied commanders of that conflict, Lord Raglan. The impressive gateway remains a well-known landmark in the local area perhaps because of its striking symmetrical design, which was the first commission for the Royal Engineer, Captain Fowke, an eminent architect of his time who later became famous for designing the Royal Albert Hall.

The Raglan Gatehouse development involves one of Plymouth's iconic historic buildings being sensitively converted into high end and well-designed living accommodation. The development seeks to retain as much of the original structure as possible and reinstates the sense of place that the Gatehouse would once have commanded in times gone by. The development consists of the conversion of the Gatehouse into four impressive split-level apartments as well as the building of four completely new mews houses.

#### Lease Information

We understand the apartment is share of freehold with an underlying lease with 999 years remaining. Service charge £128,25. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

Measurements are in length, width then height order and measured in feet  
Lounge / Kitchen / Diner – 16'06 x 13'03 increasing to 20'05 in the kitchen area x 14'02

Bedroom 1 – 8'03 x 21'02 x 14'03

Ensuite – 8'03 x 8'01 x 12'10

Bedroom 2 – 16'04 x 9'02 x 9'09

Terrace – 9'06 x 6'10 (approx.)

Bathroom – 8'09 x 14'09 x 8'06

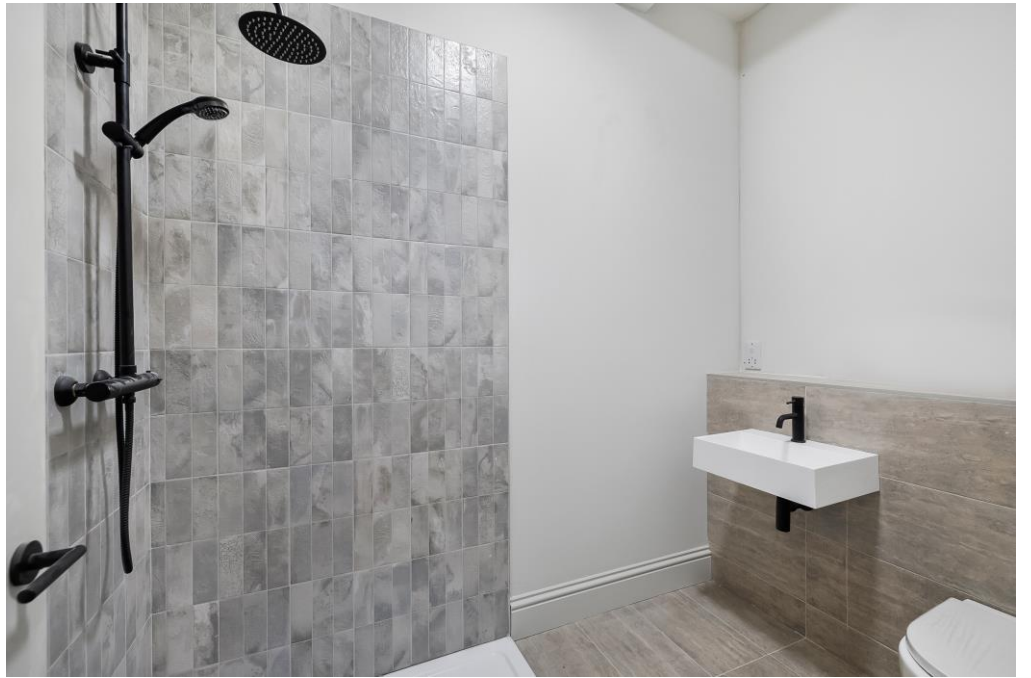
Dressing room / Study – 8'06 x 12'11 x 8'06

#### Agents Notes

The images used in this advert are of plot 3. Finishes and materials may vary from those shown.

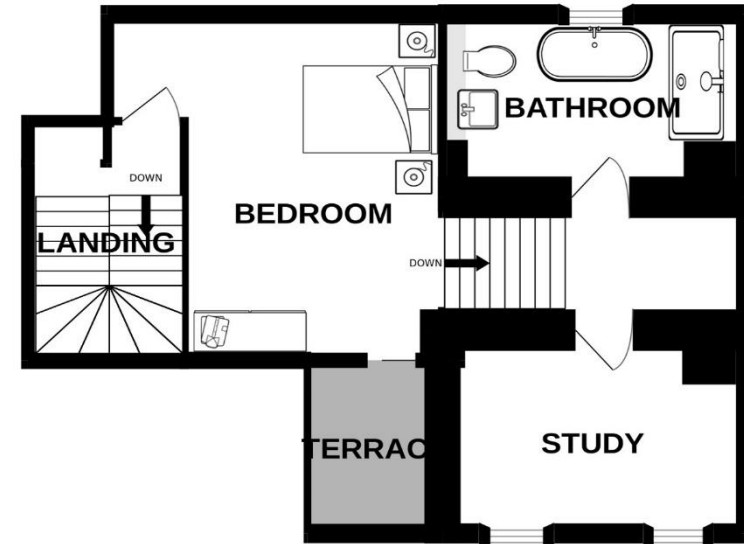
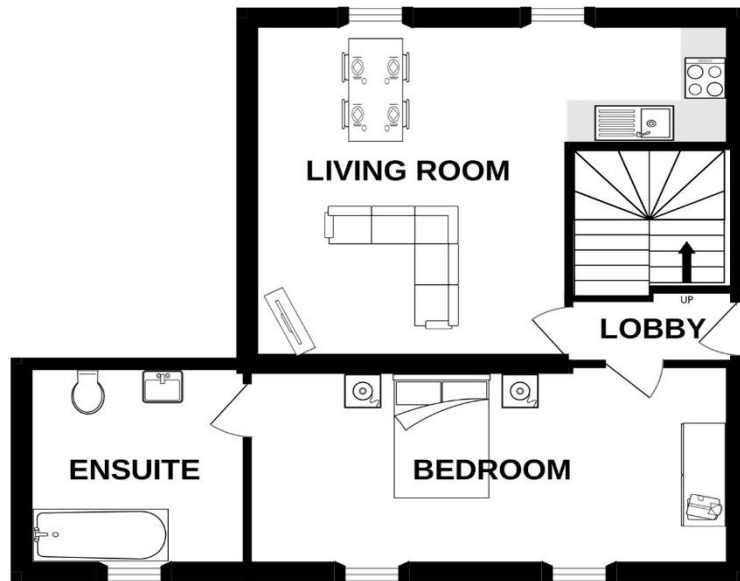


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GROUND FLOOR

1ST FLOOR



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